



County of Los Angeles **CHIEF EXECUTIVE OFFICE**

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WILLIAM T FUJIOKA
Chief Executive Officer

May 13, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD
IN THE UNINCORPORATED AREAS OF ALTADENA, FAIRMONT,
LA CRESCENTA, LAKE ELIZABETH, PALMDALE, REDMAN, AND SAN GABRIEL
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action is to adopt the findings and orders of the Building Rehabilitation Appeals Board and provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

15023 Sandy Ridge Road, Lake Elizabeth, California 93532
40903 17th Street West, Palmdale, California 93551
2246 North Lake Avenue, Altadena, California 91001
6303 East Avenue F, Redman, California 93535
5617 Walnut Grove Avenue, San Gabriel, California 91776
36146 56th Street East, Palmdale, California 93552
23818 West Avenue D-12, Fairmont, California 93536
2920 Paraiso Way, La Crescenta, California 91214

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 15023 Sandy Ridge Road, Lake Elizabeth, California 93532

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that by June 16, 2008, the structure(s) be repaired per noted defects.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The floor in the building is fire damaged.
5. The interior walls are fire damaged.
6. The ceilings are fire damaged.
7. The electrical service is unsafe due to fire damage.
8. Electrical wiring is fire damaged.
9. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

ADDRESS: 40903 17th Street West, Palmdale, California 93551

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that the structure(s) be maintained secured, and (c) that by June 16, 2008, the structure(s) be repaired per noted defects.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building and swimming pool were open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until they were barricaded and fenced, as requested by the Fire Department.
3. Doors and windows are broken.
4. The interior walls are damaged.
5. Electrical wiring is unsafe due to exposed conductor.
6. The water heater is noncomplying.
7. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken furniture, trash, junk, and debris.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 2246 North Lake Avenue, Altadena, California 91001

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter, (b) that by May 16, 2008, the structure(s) be closed to prevent unauthorized entry and maintained closed thereafter, and (c) that by June 16, 2008, the structure(s) be repaired per noted defects, rebuilt to Code, or

demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building is fire damaged, open and accessible to juveniles and transients, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto. *
3. Doors and windows are broken.
4. The floor supports are fire damaged.
5. Portions of the walls are fire damaged.
6. The ceiling and roof supports are fire damaged.
7. A dumpster stored in side yard and visible from public streets.
8. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
9. Trash and junk scattered about the premises.

***The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 6303 East Avenue F, Redman, California 93535

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 16, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
5. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 5617 Walnut Grove Avenue, San Gabriel, California 91776

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that by May 16, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.

2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash and junk scattered about the premises.
5. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 36146 56th Street East, Palmdale, California 93552

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 16, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, and refrigerators.
3. Trash, junk, and debris scattered about the premises.
4. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
5. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 23818 West Avenue D-12, Fairmont, California 93536

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and

maintained cleared thereafter and (b) that by May 16, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, and debris scattered about the premises.
3. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
4. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2920 Paraiso Way, La Crescenta, California 91214

Finding and Order: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by May 16, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.

The Honorable Board of Supervisors
May 13, 2008
Page 9

IMPACT ON CURRENT SERVICES (OR PROJECTS)

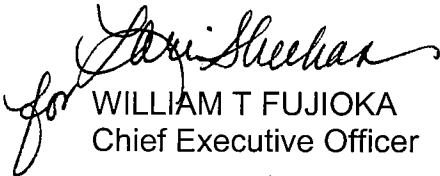
Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,


WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DDE
RP:TEG:pc

c: County Counsel